

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND
NOTICE OF PUBLIC HEARING
FOR THE
CHENEY WILSON ANNEXATION AND SUBDIVISION PROJECT**

NOTICE IS HEREBY GIVEN that the Initial Study/Mitigated Negative Declaration (IS/MND) for the Cheney Wilson Subdivision Project has been completed and is available for public review. The public may review the IS/MND and all documents referenced in the IS/MND on the City's website at: www.cityofcolusa.com.

The public may request a copy of the IS/MND by contacting Bryan Stice, Community Development Manager, at (530) 458-4740, ext. 103, or by email at: planning@cityofcolusa.com

The IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA; Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Resources, Section 15000 et seq.).

Project Name: Colusa Town Center

Project Sponsor and CEQA Lead Agency:

Applicant(s): Jonathan and Juliann Cheney; and Phone: (530) 218-4768
Jeffrey Wilson

Lead Agency: City of Colusa Phone (530) 458-
4740ext.103

Lead Agency Address: 425 Webster Street, Colusa, CA 95932

Project Description: The proposal project involves an application for annexation, rezoning, and tentative subdivision map approval that would utilize the City of Colusa's (City) small-lot subdivision standards to divide the 12.83-acre site into 35 parcels for future development with single-family homes. The average lot size would be 12,800 square feet, and typical lots would be 80 feet wide and 160 feet deep. Gross density for the project would be 2.7 units per acre. As part of the improvements the developer would construct adjacent portions of 5th Street, as well as internal streets. The new streets would connect to 5th Street and be contained within the project area.

The project site does not appear on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

Project Location: The proposed project is located at 1425 5th Street in Colusa.

Public Review and Comment Period: In accordance with the time limits provided for by state law, the public review period for the IS/MND and the Tentative Subdivision Map will extend from **August 20, 2020, through September 21, 2020**. Comments must be received by 5:00 p.m. on **September 21, 2020**.

Comments may be sent via U.S. mail the address below or email to:

Bryan Stice, Community Development Director
City of Colusa
425 Webster Street
Colusa, CA 95932

Email: planning@cityofcolusa.com

Public Hearings:

A City of Colusa Planning Commission public hearing, to consider a resolution recommending City Council adoption of the IS/MND and approval of the Project, will be held at 7pm on August 26, 2020, at:

**City of Colusa City Council Chambers
425 Webster Street
Colusa, CA 95932**

PLEASE NOTE: In order to minimize the spread of the Covid-19 virus, Governor Newsom has issued executive orders that temporarily suspend some requirements of the Brown Act. Please be advised that the City Council Chambers are **CLOSED** to the public and that some, or all, Planning Commissioners may attend the meeting telephonically or otherwise electronically. The meeting will be held via webcast WITH NO PHYSICAL LOCATION FOR PUBLIC ATTENDANCE. Members of the public can join the Planning Commission meeting live (electronically) through Zoom at: <https://zoom.us/j/97357979266>

A City of Colusa City Council public hearing, to consider adoption of the IS/MND and approval of the Project, will be held following Planning Commission action and completion of the above initial study public review period. This public hearing will be held on October 6, 2020 at 6pm at the above address. Members of the public can join the City Council meeting live (electronically) through Zoom at:
<https://zoom.us/j/99282433577>

All interested parties are invited to submit comments to the Planning Commission at planning@cityofcolusa.com any time prior to 5pm August 26, 2020, and to the City Council any time prior to 5pm September 21, 2020. Written comments can be mailed to the Planning Department at the above address. All comments received will be read aloud for up to three minutes during the meetings.